



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**October 15, 2013
6:00 PM**

Historic Design Review Commissioners

Matt Spokely, Chairman
Roger Luebke
Fred Vitas
Nick Willick
Lisa Worthington
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**

None

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 1287 HIGH STREET (BRENNEN TRELLIS) - FILE# HDR 13-10.** The applicant requests approval of a Historic Design Review permit for the construction of an attached ±160 square foot trellis in the rear of the building located at 1287 High Street.
- B. HISTORIC DESIGN REVIEW – 1101 HIGH STREET (CENTRAL SQUARE BATHROOMS AND PARK) – FILE HDR 13-08.** The applicant requests Historic Design Review Commission approval for the construction of a ±400 square foot building with associated improvements for public restrooms. The remainder of the property will be utilized as a small park with planted grass areas.

VI. COMMISSION BUSINESS

- A. Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



CITY OF AUBURN

Staff Report: Historic Design Review Commission

Meeting Date: October 15, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO.
IV-A

ITEM IV-A: HISTORIC DESIGN REVIEW – 1287 HIGH STREET (BRENNEN TRELLIS) - FILE# HDR 13-10.

REQUEST: The applicant requests approval of a Historic Design Review permit for the construction of an attached ±160 square foot trellis in the rear of the building located at 1287 High Street.

RECOMMENDED MOTION:

That the Historic Design Review Commission take the following action:

- A. Move to adopt HDRC Resolution No. 13-12 (**Exhibit A**) as presented or as modified by the Historic Design Review Commission, approving a trellis located at 1287 High Street, which includes the following actions:
1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
 3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

- B. Move to direct staff to amend HDRC Resolution No. 13-12 for denial of the Historic Design Review Permit, based upon substantial evidence at the public hearing, for the Brennen Trellis at 1287 High Street.

BACKGROUND:

Owner/

Applicant: Jim Brennen; (530) 823-0960

Location: 1287 High Street (**Attachments 1 & 2**)

APN: 004-120-017

Lot Size: 4,765 sq. ft.

Project Site:

Zoning: Office Building/Medium Density Residential (OB/R-3)
Existing Land Use: Office Building

Surrounding Land Uses:

North:	Commercial	South:	Commercial
East:	Commercial	West:	Commercial

Surrounding Zone Districts:

North:	OB/R-3	South:	OB/R-3
East:	OB/R-3	West:	OB/R-3

BACKGROUND:

The project is located in the City's Downtown Historic Design Review District. The building is eligible for listing under a local preservation or landmark ordinance according to the Historical Resources Survey conducted in 1986 (**Attachment 3**).

As noted in the Historical Resources Survey: "With its typical bungalow, two-broad gables presented to the street, the well maintained house at 1287 High Street has six wide centered steps leading up to a closed veranda. Windows are two sash, double hung; eaves project with rafters exposed and gable ends have board attached at projecting roof edges."

PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval for the construction of an attached 8 by 20 foot (160 square foot) trellis on the rear of the building. The property contains one commercial office building of ±875 square feet (**Attachment 4 – Site Plan**).

The proposed ±160 square foot trellis will be white in color to match the existing trim and soffit of the office building. The trellis will extend beyond the porch approximately 4 feet and be anchored into the existing asphalt drive.

ANLAYSIS:

The project complies with the setback, lot coverage and height requirements in OB/R-3 Zone.

According to the *Historic Preservation Architectural Design Guidelines*, "In building additions and modifications, existing vertical and horizontal proportions of height and scale and the relationships of architectural elements should be retained." "Added materials and finishes should be compatible, if not identical, to those already on the existing building."

In review of the applicant's request to construct a ±160 square foot trellis onto the rear building facade, it is staff's opinion that the request is consistent with the *Department of the Interior Standards* and *Historic Preservation Architectural Design Guidelines*. It is staff's opinion that the applicant's proposed additions are consistent with the architecture of the existing building and "complimentary to materials, finishes and colors of neighboring historic buildings".

ENVIRONMENTAL DETERMINATION:

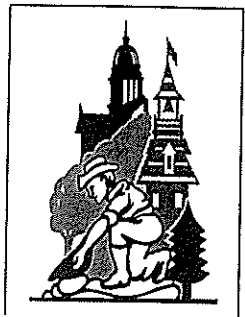
This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorical Exempt under Section 15311 (Accessory Structures) of the CEQA Guidelines.

ATTACHMENTS

1. Vicinity Map
2. Aerial Photograph
3. Historical Resources Survey dated 1986
4. Site Plan & Trellis Elevations
5. Site Photographs

EXHIBITS

- A. HDRC Resolution 13-12
- B. Trellis Manufacturer Brochure



ATTACHMENTS

1287 High Street

1279 Project Location

Gold C

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ATTACHMENT 1

7

An aerial photograph of a residential neighborhood. A road runs diagonally from the bottom left towards the top right. At the bottom of the frame, a horizontal road intersects the diagonal one. A white rectangular box is drawn on the horizontal road, just above the intersection. The number '8' is printed in the bottom right corner of the image. Various houses and trees are visible throughout the scene.

ATTACHMENT 2



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A 10/666975/4806500 NR 5 SHI _____ Loc _____
C _____ D _____

ATTACHMENT 3

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1287 High Street
City Auburn Zip 95603 County Placer
4. Parcel number: 004-120-05
5. Present Owner: John M. & Anita M. Evers Address: 1287 High Street
City Auburn Zip 95603 Ownership is: Public _____ Private X
6. Present Use: Residence Original use: _____

DESCRIPTION

- 7a. Architectural style: Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

With its typical bungalow, two-broad gables presented to the street, the well maintained house at 1287 High Street has six wide centered steps leading up to a closed veranda. Windows are two sash, double hung; eaves project with rafters exposed and gable ends have board attached at projecting roof edges.



8. Construction date:
Estimated 1920s Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
March 1986

13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐

14. Alterations: _____

15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒
Residential ☒ Industrial ☐ Commercial ☒ Other: _____

16. Threats to site: None known ☒ Private development ☐ Zoning ☐ Vandalism ☐
Public Works project ☐ Other: _____

17. Is the structure: On its original site? ☐ Moved? ☐ Unknown? ☒

18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

An extensively landscaped yard and well maintained home at 1287 High Street gives a feeling of "down home". Also, see DPR for 004-120-08,06, and 04.

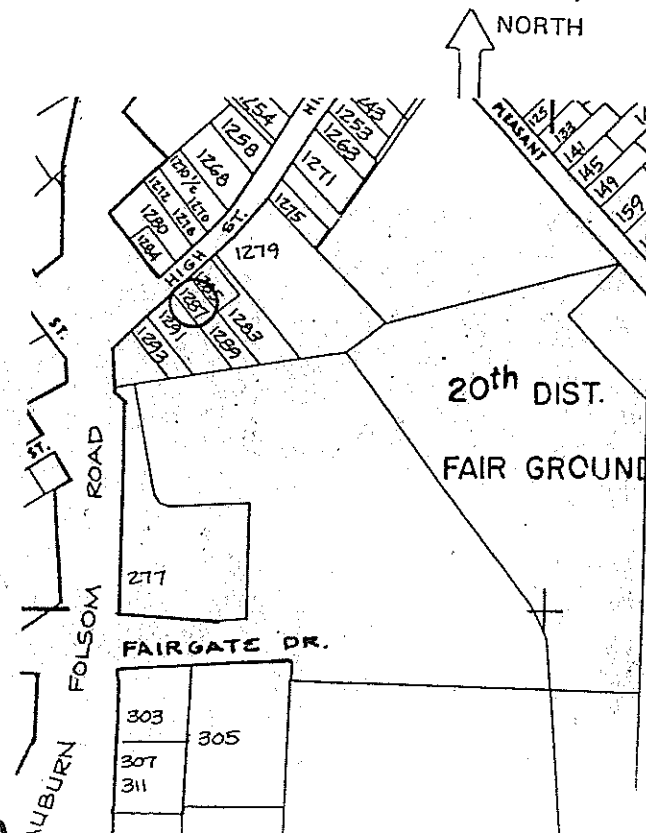
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure ☐
Economic/Industrial ☐ Exploration/Settlement ☐
Government ☐ Military ☐
Religion ☐ Social/Education ☐

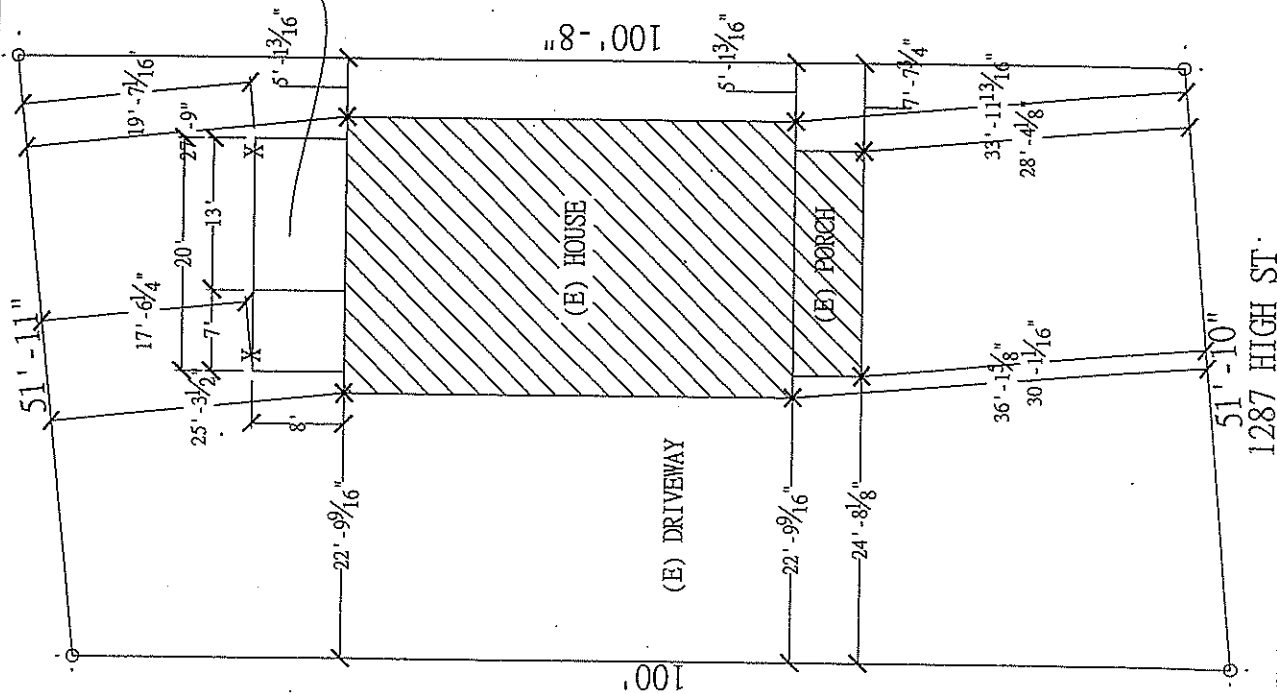
21. Sources (List books, documents, surveys, personal interviews and their dates).

22. Date form prepared Sept. 25, 1986
By (name) Mary Ann Kollenberg
Organization Historic Survey
Address: 1103 High Street
City Auburn Zip 95603
Phone: 823-4244

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



N



1 of 4

Project	BRENNAN
Date	6/1/13
Scale	3/32" = 1'

JIM BRENNAN
1287 HIGH ST
AUBURN CA
95603

West Coast Exteriors
2785 DEL MONTE ST #B
N. Sacramento
CA, 95691

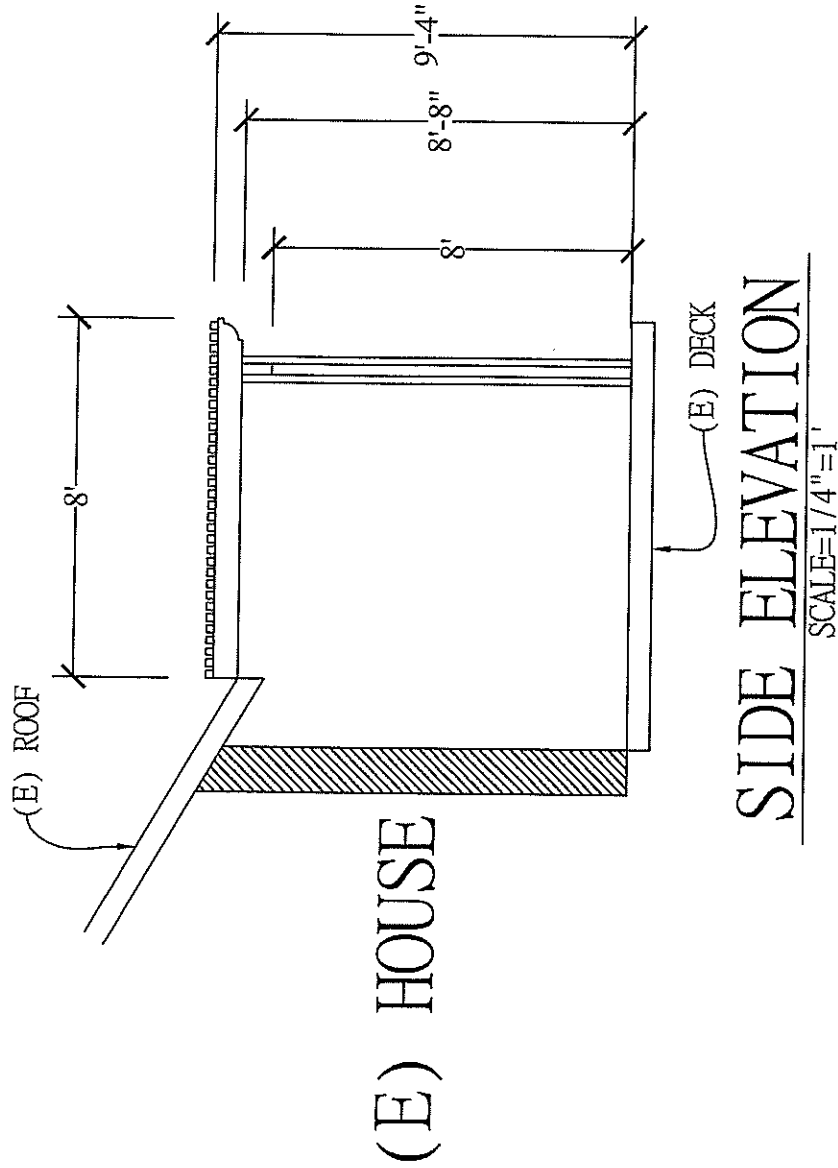
WEST COAST EXTERIORS

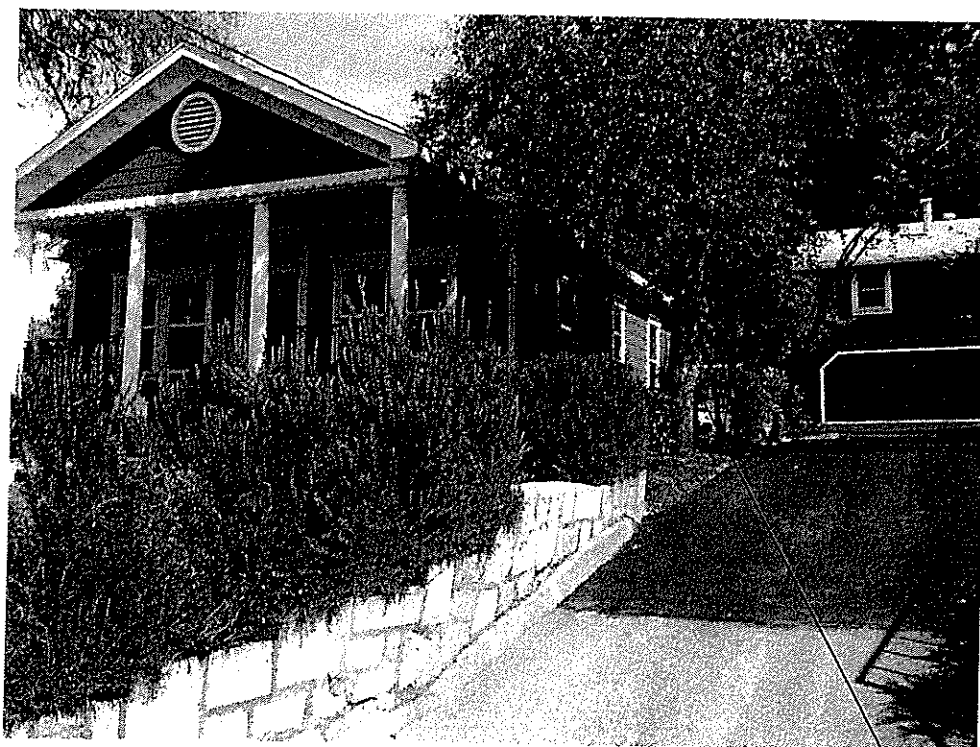
[illegible]

Project Name and Address

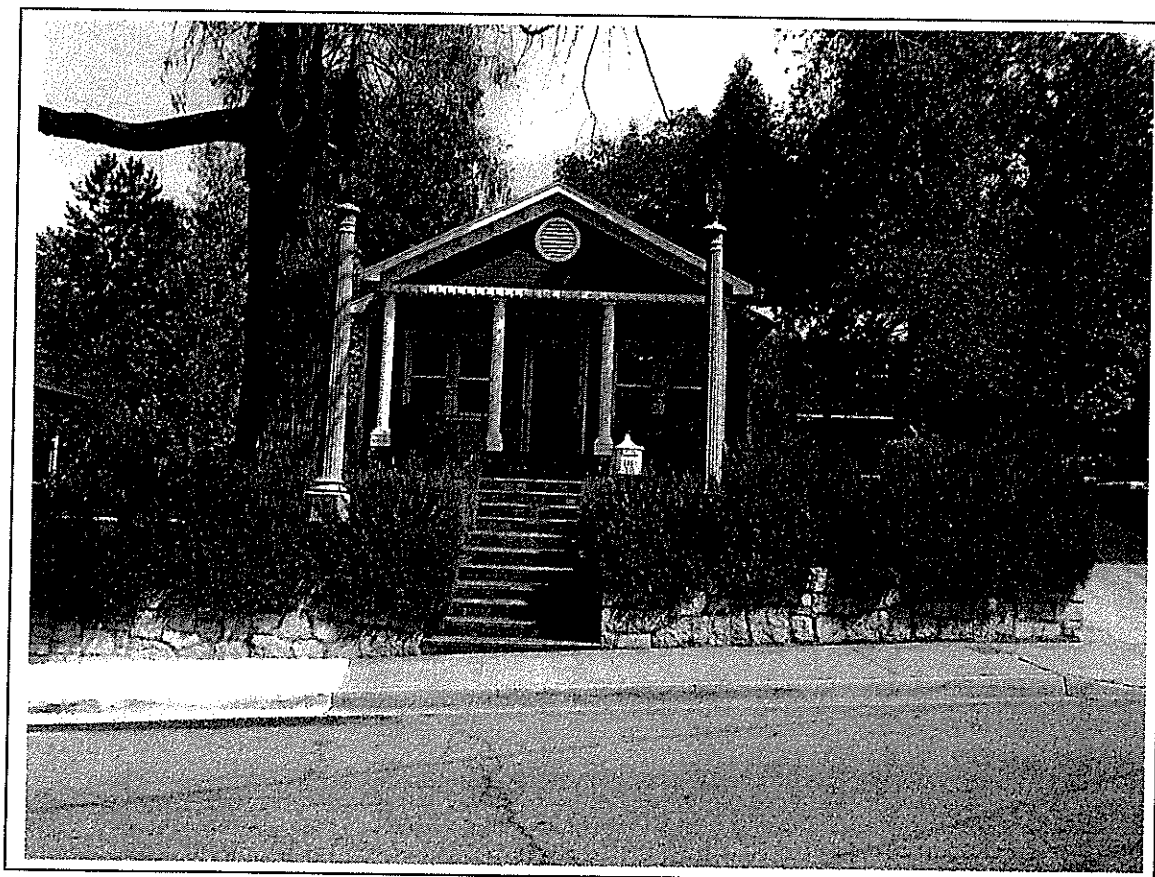
JIM BRENNAN
1287 HIGH ST
AUBURN
CA 95603

Project	BRENNAN
Date	7/10/13
Rate	1/4"=1'

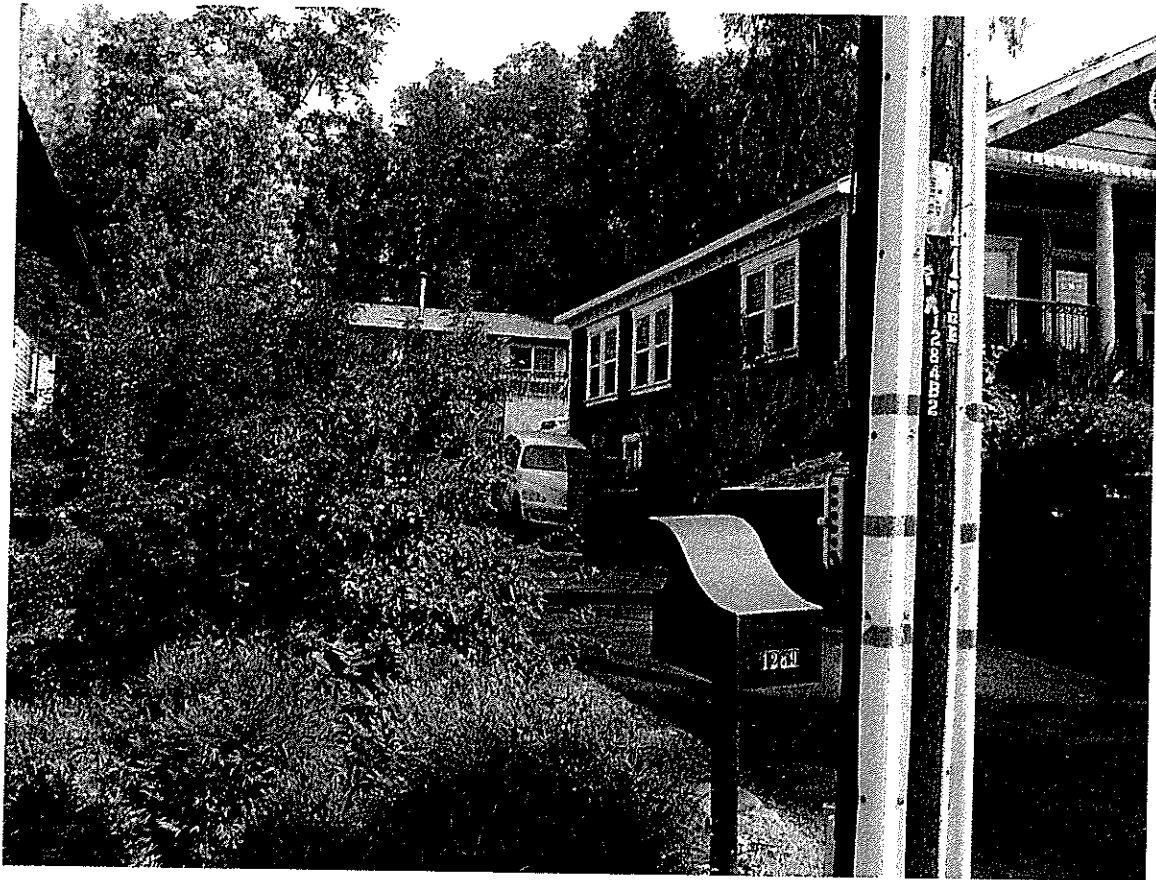




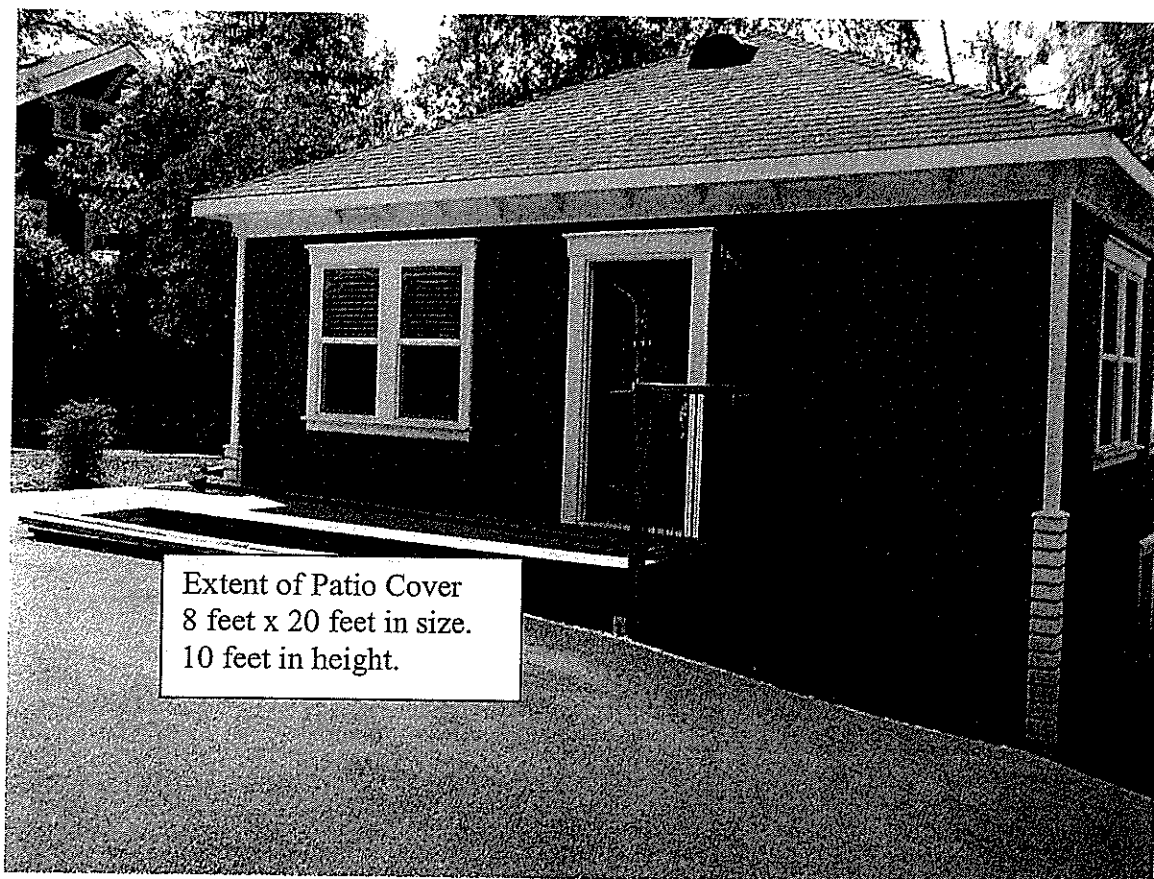
Front right side of building (View from High Street). The patio cover is behind the building and is not visible from this location.



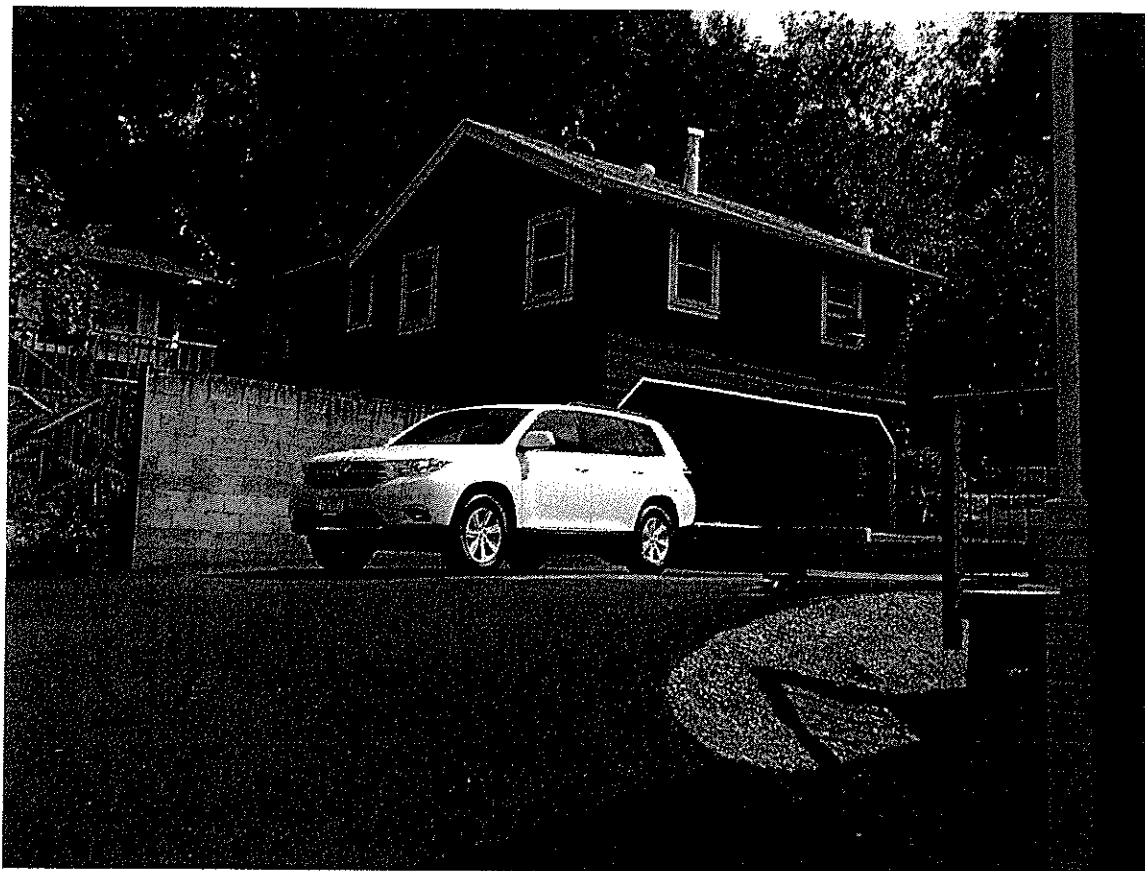
Front of Building from High Street. The patio cover is not visible from the street.



Left front side of building. This view is from High Street. The patio cover is behind the building and not visible from the street.



This is the back of the building where the patio cover will be installed. This side of the building receives a significant amount of sun, and the back room is constantly 10 degrees warmer in the summer, and requires the AC to run more than would be required for the remainder of the building.



These are the neighbors behind the building.

EXHIBITS



HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-12

BRENNEN TRELLIS (1287 HIGH STREET) – FILE HDR 13-10

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of October 15, 2013 to consider a request for Historic Design Review Permit for property located at 1287 High Street (Brennen Trellis) - **File HDR 13-10**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the October 15, 2013 meeting.
2. Staff presentation at the public hearing held on October 15, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15311 (Accessory Structures).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for the Brennen Trellis (File HDR 13-10) subject to the following conditions:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. Prior to construction, the applicant shall obtain the requisite building permits from the Community Development Department.
3. The approval date for this project is **October 15, 2013**. This project is approved for a period of two (2) years and shall expire on **October 15, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim,

lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner Vitas and seconded by Commissioner Willick hereby approves Historic Design Review 13-10, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

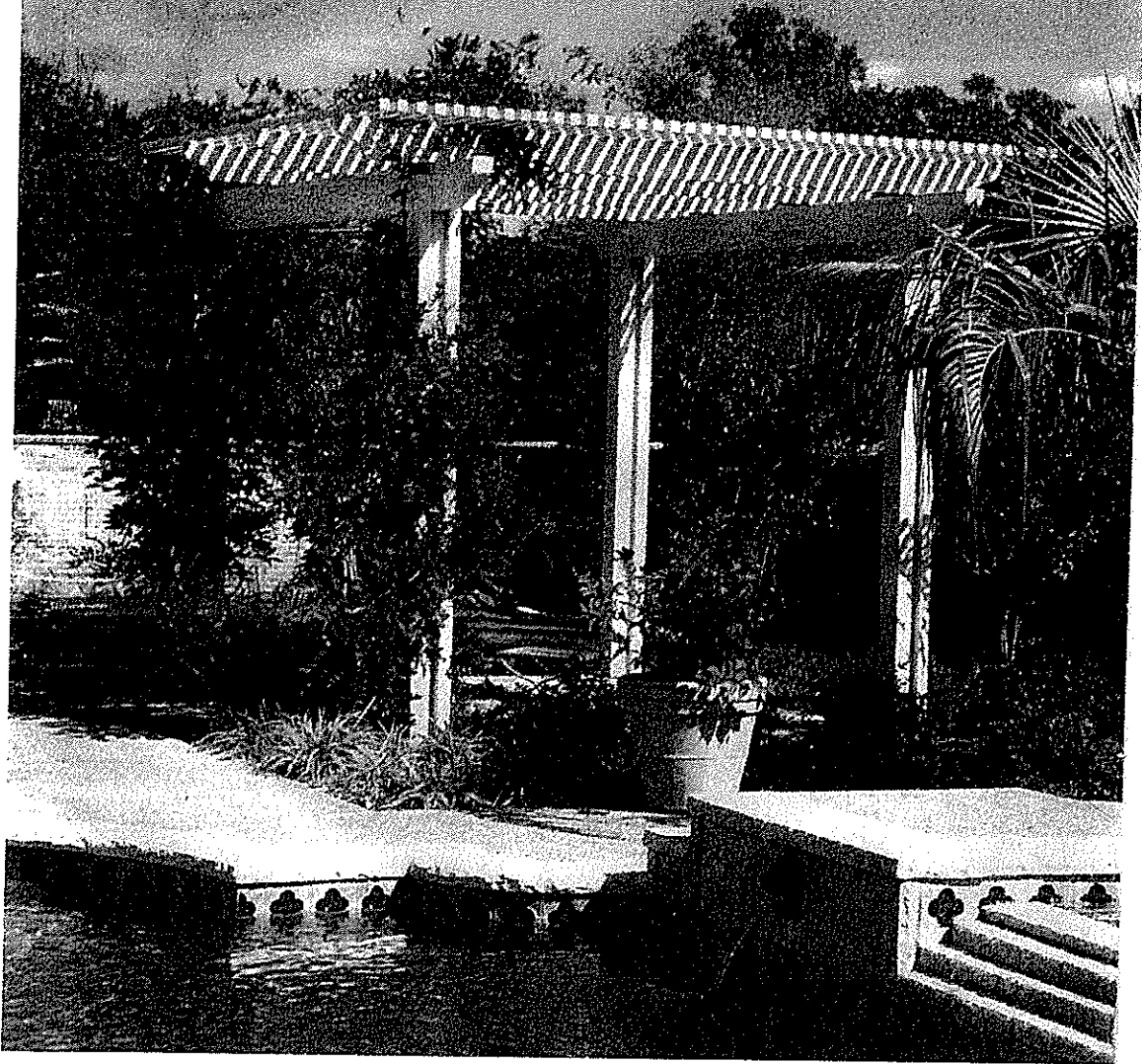
PASSED, APPROVED AND ADOPTED this 15th day of October, 2013

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

ElitewoodTM **Classic Series**

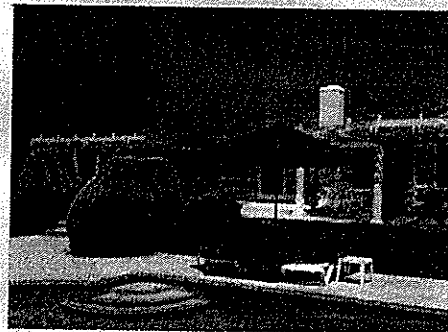
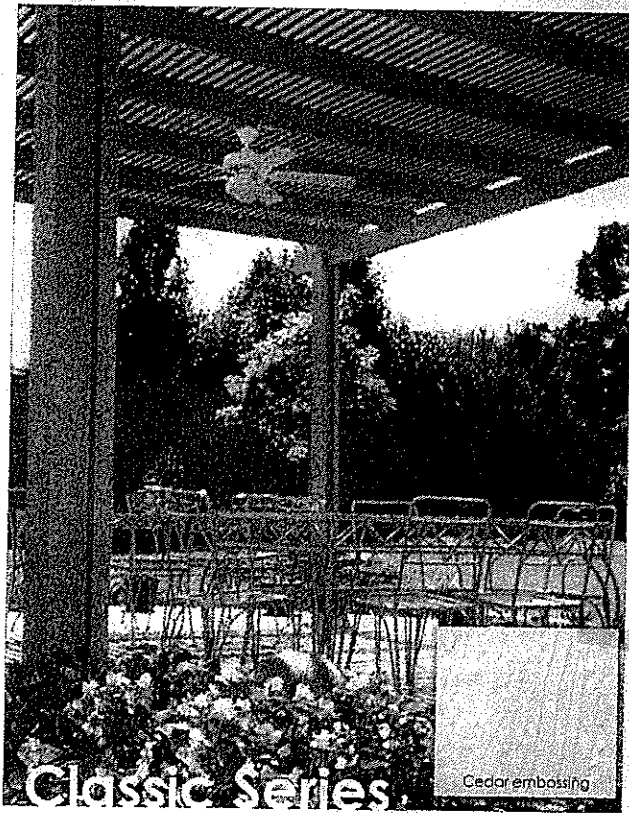
A classic choice for traditional lattice shade covers.





Classic Series Lattice is manufactured from strong, durable, lightweight aluminum. Embossed with a cedar texture to capture the look of perfectly cut wood.

What makes Classic Series Lattice different from other exterior aluminum products? First, a base coat of primer is baked on, followed by a polyester finish that includes a textured additive, which is also baked on, making it look and feel more like natural wood. This multi-step coating process ensures your Classic Series Patio Cover will look beautiful and vibrant for years to come.





CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: October 15, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO.
IV-B

ITEM IV-B: HISTORIC DESIGN REVIEW – 1101 HIGH STREET (CENTRAL SQUARE BATHROOMS AND PARK) – FILE HDR 13-08.

REQUEST: The applicant requests Historic Design Review Commission approval for the construction of a ±400 square foot building with associated improvements for public restrooms. The remainder of the property will be utilized as a small park with planted grass areas.

RECOMMENDED MOTION (APPROVAL):

A. Adopt HDRC Resolution No. 13-13 (**Exhibit A**) as presented or as modified by the Historic Design Review Commission approving the ±400 square foot building with associated improvements for public restrooms, which includes the following actions:

1. Adoption of a Categorical Exemption, prepared for the Historic Design Review Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Historic Design Review Permit as presented in the Staff Report; and,
3. Approval of the Historic Design Review Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

B. Direct staff to amend HDRC Resolution No. 13-13 as presented for denial of the proposed improvements, based upon substantial evidence in the public record and provide it for Historic Design Review Commission consideration at the next available HDRC meeting.

BACKGROUND:

Applicant: Lee Buckingham, representing City of Auburn; (530) 886-0750

Owner: City of Auburn; 1101 High Street, Auburn, CA; (530) 823-4211

Location: 1101 High Street (**Attachments 1 & 2**)

Assessor's Parcel Number: 002-201-001

Lot Size: ±2,666 square feet

Project Site:

Zoning: Central Business (C-2) District
Existing Land Use: Vacant

Surrounding Zone Districts:

North: C-2 East: C-2
South: C-2 West: C-2

Surrounding Land Uses:

North: Retail East: Office
South: Office West: Bank

BACKGROUND:

The subject property is located at the corner of High Street and Lewis Street, adjacent to the City's Streetscape Project; in the City's Downtown Historic District. The site adjoins the Old City Hall and Fire Station building which was constructed in 1937. According to the Historical Resources Survey, (**Attachment 3**) the building is characterized as:

"A good example of modern architecture, this building's horizontal lines, flat roof, wall finish, rounded corners and bands of windows with metal frames create a distinctive look characteristic of that style."

On December 19, 2011, the Old City Hall and Fire Station building was placed on the National Register of Historical places. The Old City Hall and Fire Station building currently houses the California Welcome Center.

As noted in the July 22, 2013, City Council staff report (**Attachment 4**), for many years the City and the Downtown Business Association have sought a suitable location for a restroom facility to serve the Downtown area. Recently, the City hired Lee Buckingham to prepare a plan to renovate the Old City Hall Building at 1103 High Street. As part of the renovation, demolition of the 1101 High Street building and construction of a courtyard or pocket park area long with public restrooms was considered. On July 22, 2013, the City Council approved the demolition of the building at 1101 High Street and authorized staff to continue with the final design and Historic Design Review Committee approval of the Downtown Restroom and Park project.

The ±1,200 square foot building has since been demolished to make way for the construction of the public restrooms and park area. To date, the site has been re-graded and grass has been planted on the west end of the site.

PROJECT DESCRIPTION:

The applicant, Lee Buckingham, AIA, on behalf of the City of Auburn, has designed a ±400 square foot building with associated improvements for public bathrooms. A new decorative walkway, with colors and patterns that match the Streetscape project will be provided to access the bathrooms and public way. The remainder of the subject ±2,666 square foot property will be utilized for a small park area. Landscaping will consist of a planted grass areas of approximately

30 by 64 feet and include planters along the east and south sides of the building as well as along the High Street frontage.

Existing sewer, water, electric services and storm drainage exist on the subject ±2,666 square foot property. According to PCWA, the proposed project may exceed the amount of water entitled for the existing meter and an additional water service may be required.

An existing 23 stall parking lot, including one accessible parking space, is adjacent to the subject property. Eleven of the parking spaces will serve the project site as well as the Old City Hall and Fire Station. An accessible path of travel will be provided for both the public restroom and park along with the Old City Hall and Fire Station building.

Site lighting will be provided with two new light poles located on either side of the building entrances. The new lighting will consist of Sternberg Post & Bracket to match the existing street lighting that is located along the Lewis and High Street intersections (**Exhibit B**).

A trash receptacle will be installed in the park, similar to and compatible with, the trash enclosures in the streetscape project.

Architectural Plans:

The proposed building elevations are illustrated on **Exhibit C**. The 400 square foot, single story wood framed building has exterior dimensions of ±20 by ±23 feet. The Art Deco architectural design and materials of the building replicates the Old City Hall and Fire House building to the south. Specific architectural details include, but are not limited to:

- Stucco Walls with rounded corners;
- Metal Decorative Gate (Reddish/Brown in Color)
- City of Auburn Seal and Restroom Signage
- Transom Windows on all elevations;
- Stucco Parapet Wall with Stucco Trim with Metal Cap (Blue in Color)
- Two lantern style lights.

A color and material sample board will be provided for Commission review at the public hearing.

Two signs have been designed for the proposed project; one sign is the City of Auburn Seal (7.065 square feet) and one sign for indicating Restrooms (2.33 square feet). The signs are exempt from a sign permit in accordance with Section 159.190(A) of the City's sign ordinance.

ANALYSIS:

The subject project complies with the setback, lot coverage and height requirements in the C-2 zone. The proposed use was previously approved by the City Council on July, 22, 2013 subject to Historic Design Commission approval of a proposed design of the building.

With respect to design, it was staff's opinion that the design of the building that was recently demolished at 1101 High Street was nondescript and lacking architectural character (i.e. CMU

block building with wood shingled shed roof). Accordingly, an Art Deco architectural design was selected to replicate the Old City Hall and Fire House architecture thereby providing visual consistency to the corner of block in which the old City Hall and Fire House are located.

As noted, the subject property is located adjacent to the City's Streetscape Project; in the City's Downtown Historic District. The site adjoins the Old City Hall and Fire Station building that the Historical Resources Survey recognizes as a good example of modern architecture (**Attachment 3**). The building has also been placed on the National Register of Historical Places in 2011.

According to the *Historic Preservation Architectural Design Guidelines* there are more than eight historic architectural styles represented in Downtown. Examples include: Victorian Commercial (1880-1890), Beaux Arts (1900-1915), Classical Revival (1900-1915), Mission Revival (1910-1930), Twenties Brick Vernacular (1915-1930), Mediterranean Revival (1920-1930), Modern 1929-1940), Thirties Commercial (1930-1940) and Art Deco (1930-1940). While no one style is necessarily more important than the others, collectively these styles create the character-defining historic significance of Auburn.

Considering the variety of architectural in the Downtown Historic District, the Art Deco design, consistent with the Old City Hall and Fire Station seemed an appropriate architectural theme. The *Department of the Interior Standards* and City's *Historic Preservation Architectural Design Guidelines* consistently support the proposed design. Applicable policies and goals of the *Historic Preservation Architectural Design Guidelines* include:

Goal 6 To assure that new building are aesthetically and functionally compatible with the historic buildings in the Downtown Design Review District, rather than artificially imitate historic styles, a new building should embody a relationship in size, scale, rhythm, and materials to the neighboring historic architecture.

"Construction of new structures, or alterations of sites where structures previously existed, should reflect or reproduce the structures, improvements or sites previously located thereon if compatible with the uses of adjacent structures or improvements. Where standards of planning and compatible land use mandate the variance from visual reproduction of structures historically located on the site, such construction shall use materials, designs and details common to and in conformity to the historical era and context of the surrounding District."

In review of the applicant's request to construct a ±400 square foot building with associated improvements for public restrooms, it is staff's opinion that the request is consistent with the *Department of the Interior Standards* and *Historic Preservation Architectural Design Guidelines*. It is staff's opinion that the applicant's proposed project is consistent with the architecture of the existing building and complimentary to materials, finishes and colors of neighboring historic buildings.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorically Exempt under Section 15303 (New Structures or the Conversion of Small Structures) of the CEQA Guidelines.

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Historic Resources Survey dated 1986
4. City Council Staff Report dated July 22, 2013
5. Site Photographs
6. Reduced 8.5 by 11 Project Plans prepared by Lee Buckingham
7. Site and Building Photo-Simulation

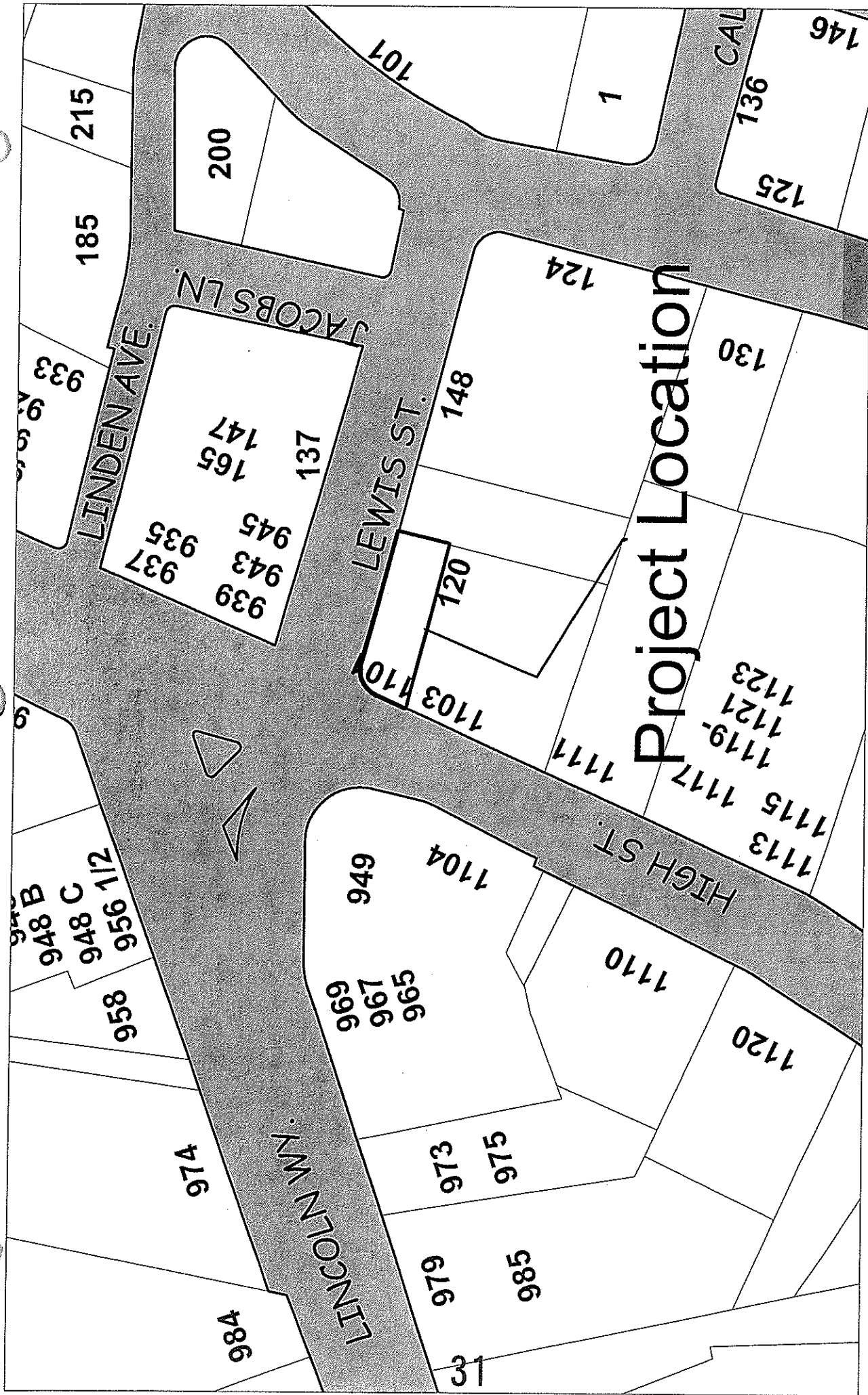
EXHIBITS:

- A. HDRC Resolution 13-13
- B. Sternberg Light Specifications
- C. Project Plans prepared by Lee Buckingham, AIA, dated September 9, 2013



ATTACHMENTS

1101 High Street



1101 High Street



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ NR 3/5D SHL _____ Loc _____
UTM: A 10/667420/4307070 B _____
C _____ **ATTACHMENT 3**

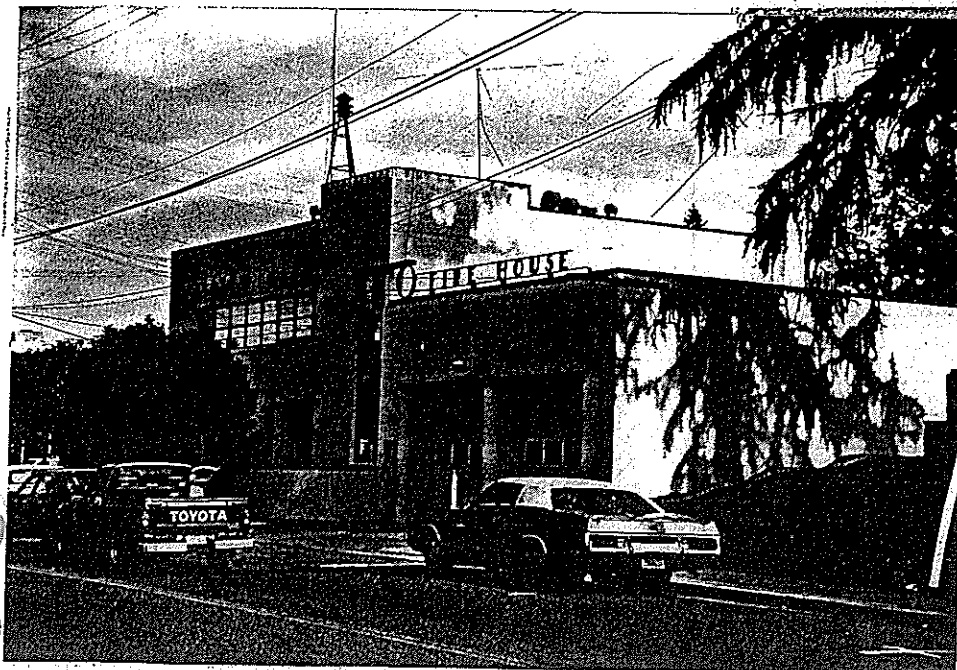
IDENTIFICATION

1. Common name: Auburn City Hall & Auburn Fire Dept. (Eastern)
Auburn Police Dept. (Rear)
2. Historic name: City Hall and Fire Station
3. Street or rural address: 1103 High Street
City Auburn Zip 95603 County Placer
4. Parcel number: 002-201-13
5. Present Owner: Auburn City Address: 1103 High Street
City Auburn Zip 95603 Ownership is: Public ☒ Private _____
6. Present Use: City Hall; Fire Station; Police Station Original use: Same

DESCRIPTION

- 7a. Architectural style: Art Deco - WPA Modern
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A good example of modern architecture, this building's horizontal lines, flat roof, wall finish, rounded corners and bands of windows with metal frames create a distinctive look characteristic of that style.



8. Construction date:
Estimated _____ Factual 1937
9. Architect _____
10. Builder WPA
11. Approx. property size (in feet)
Frontage 88 Depth 110
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Nov. 3, 1985

14. Alterations: Railing and wheel chair ramps
15. Surroundings: (Check more than one if necessary) Open land Scattered buildings Densely built-up
Residential X Industrial Commercial X Other: Area of Placer High School
16. Threats to site: None known X Private development Zoning Vandalism
Public Works project Other:
17. Is the structure: On its original site? X Moved? Unknown?
18. Related features: Plantings, outside water fountain of dressed stone with dedication plaque.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1935, during the "New Deal" of the Roosevelt Administration, the Works Progress Administration provided jobs to unemployed workers and craftsmen during the Depression. Nationwide, many bridges, dams, sidewalks and other types of construction were completed by the WPA. In conjunction with the City of Auburn, the Works Progress Administration erected city offices in 1937. "Streamlined Modern" in design, the City Hall and Fire House have been enlarged over the years. But because the original facade remains intact, the buildings' architectural integrity is preserved. Upon completion, Mayor A.C. Bequette and Fire Chief Guy Lukens occupied offices in the new High Street building.

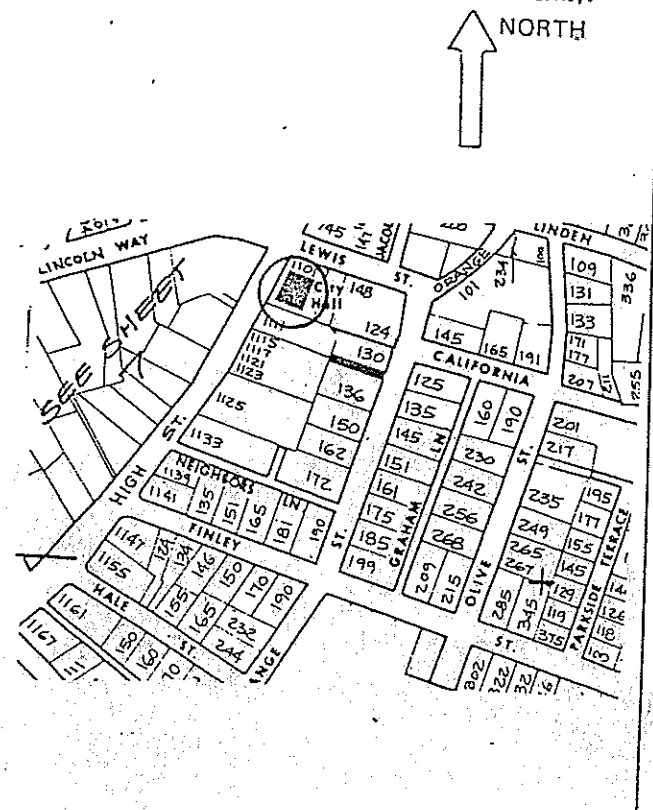
Funds to build City Hall were obtained from the Federal Government during 1934/35 when J.L. Elder was Mayor of Auburn.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure Exploration/Settlement
Economic/Industrial Government Military
Religion Social/Education
21. Sources (List books, documents, surveys, personal interviews and their dates).

City of Auburn records

22. Date form prepared Aug 1985
By (name) Al Melanson
Organization Historical Survey
Address: 1103 High St.
City Auburn Zip 95603
Phone: 923-4244

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



July 22, 2013



Report to the Auburn City Council

Action Item

Agenda Item No. 11

City Manager Approval

To: Mayor and City Council Members
 From: Bernie Schröder, Director of Public Works
 By: Evan Hase, Engineering Technician
 Date: July 22, 2013
 Subject: 1101 High Street Demolition - Bid Award

The Issue

Shall the City award a contract for the demolition of 1101 High Street (aka Old Dancing Dog Building) and move forward with the final design and approval of the Downtown Restroom Project?

Conclusion and Recommendation

Staff recommends that City Council

1. By **RESOLUTION**, authorize the Director of Public Works to execute a contract with Sterling P Holloway, III, Inc. for the demolition of 1101 High Street in an amount not to exceed \$13,800; and
2. By **MOTION**, authorize staff to continue with the final design and Historic Design Review Committee approval of the Downtown Restroom Project.

Background

For many years the City and the Downtown Business Association (DBA) have tried to determine a suitable location for a restroom facility to serve the Downtown area. Recently, the City hired Lee Buckingham of Buckingham Architects to prepare a plan to renovate the Old City Hall Building at 1103 High Street. In that process, Mr. Buckingham who is also a member of the Auburn Arts Commission, suggested that the 1101 High Street (which is a separate structure but adjacent to 1103 High Street) be considered for demolition and a courtyard or pocket park area be constructed along with future public restrooms. The design elements being suggested are similar to other Streetscape features located across the street in Central Square. At this stage, staff is requesting authorization to remove 1101 High Street and receive conceptual approval of the public restroom project with final design and construction approval at a future date.

The conceptual design of the restrooms and park area are attached for reference. If authorized, staff will develop final construction drawings and pursue approval of the restroom project with the Downtown Historic District and Historic Design Review Commission.

Staff received three bids for the demolition of the 1101 High Street structure and Sterling P Holloway, III, Inc. from Auburn was the lowest responsive bid in an amount of \$13,800. Staff has

worked with this firm in the past and is confident they can complete the work in a timely, safe and efficient manner.

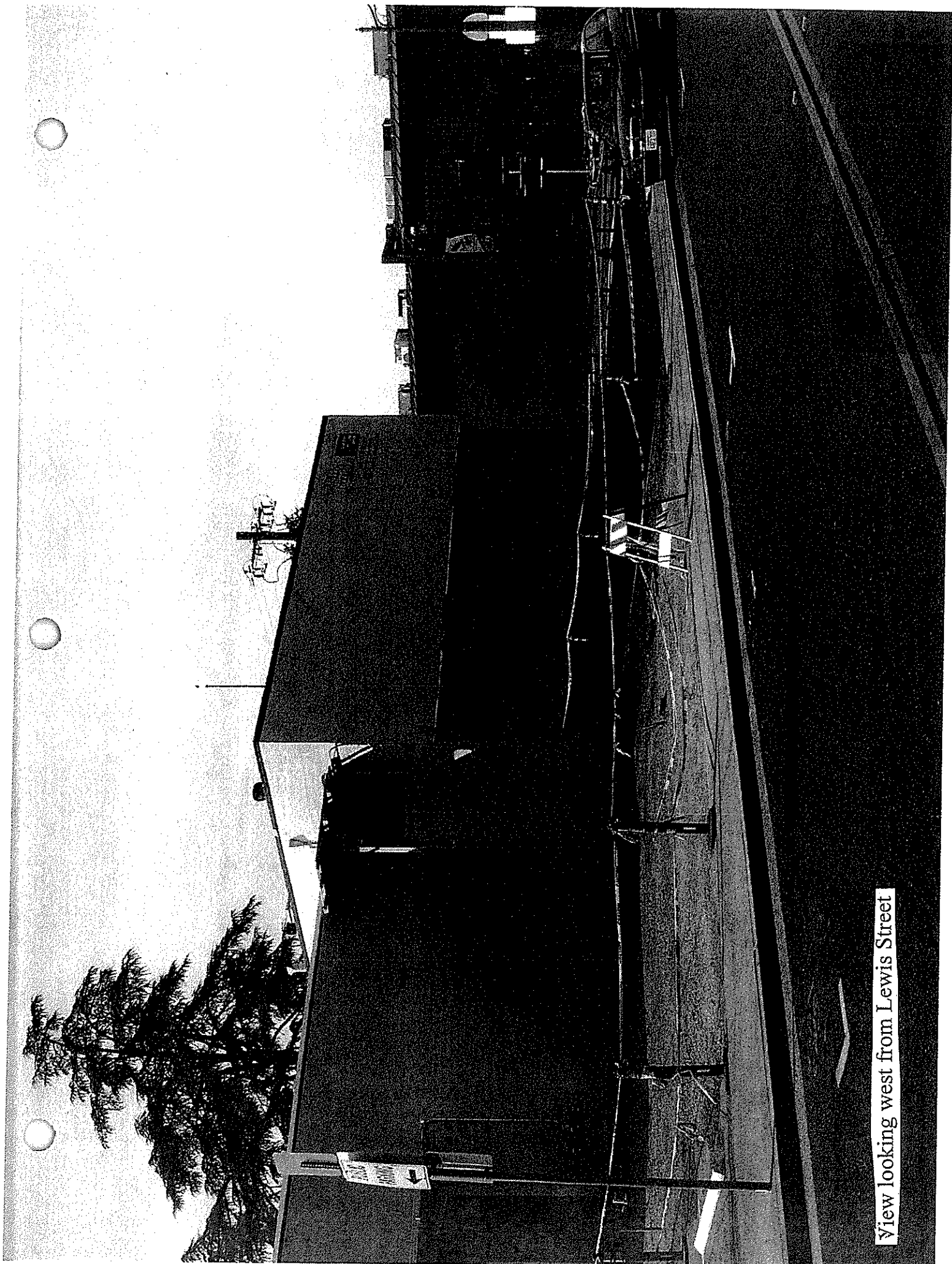
Alternatives Available to Council: Implications of Alternatives

1. Proceed with Staff Recommendation
2. Do not proceed with staff recommendation

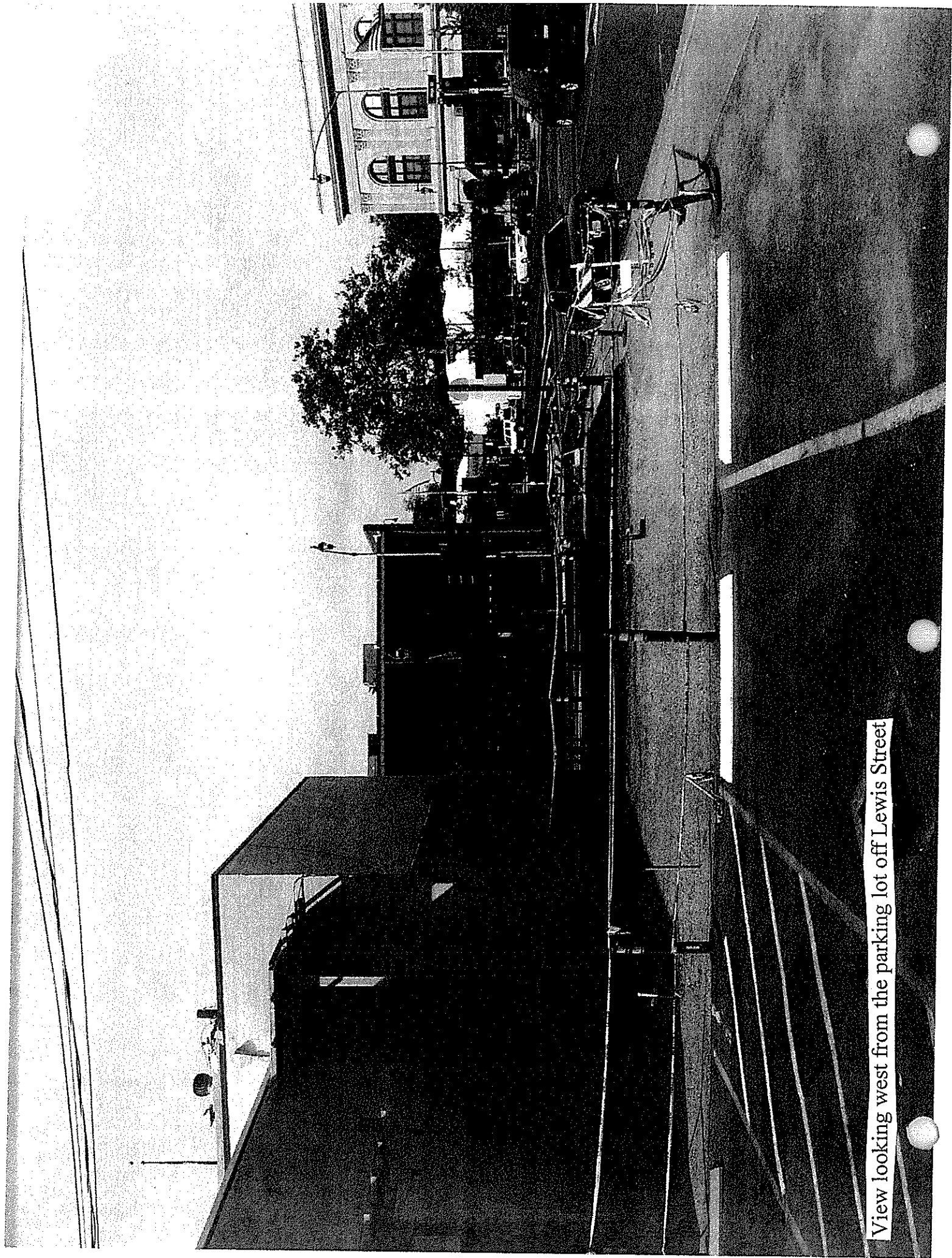
Fiscal Impact

Demolition of 1101 High Street building and construction of the Downtown Restroom Project is reflected in the recently adopted City of Auburn 2013-2014 Operating Budget. This project is referenced in the General Fund under the Capital Project titled Old City Hall Renovation with a total budget of \$80,000. The cost for demolition of 1101 High Street building is \$13,800. Together with \$10,000 in funding contribution from DBA there will be approximately \$70,000 available to construct the restrooms.

Attachments: Sterling P Hollow, III Proposal for Demolition
Conceptual Drawings prepared by Lee Buckingham, Architect

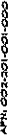


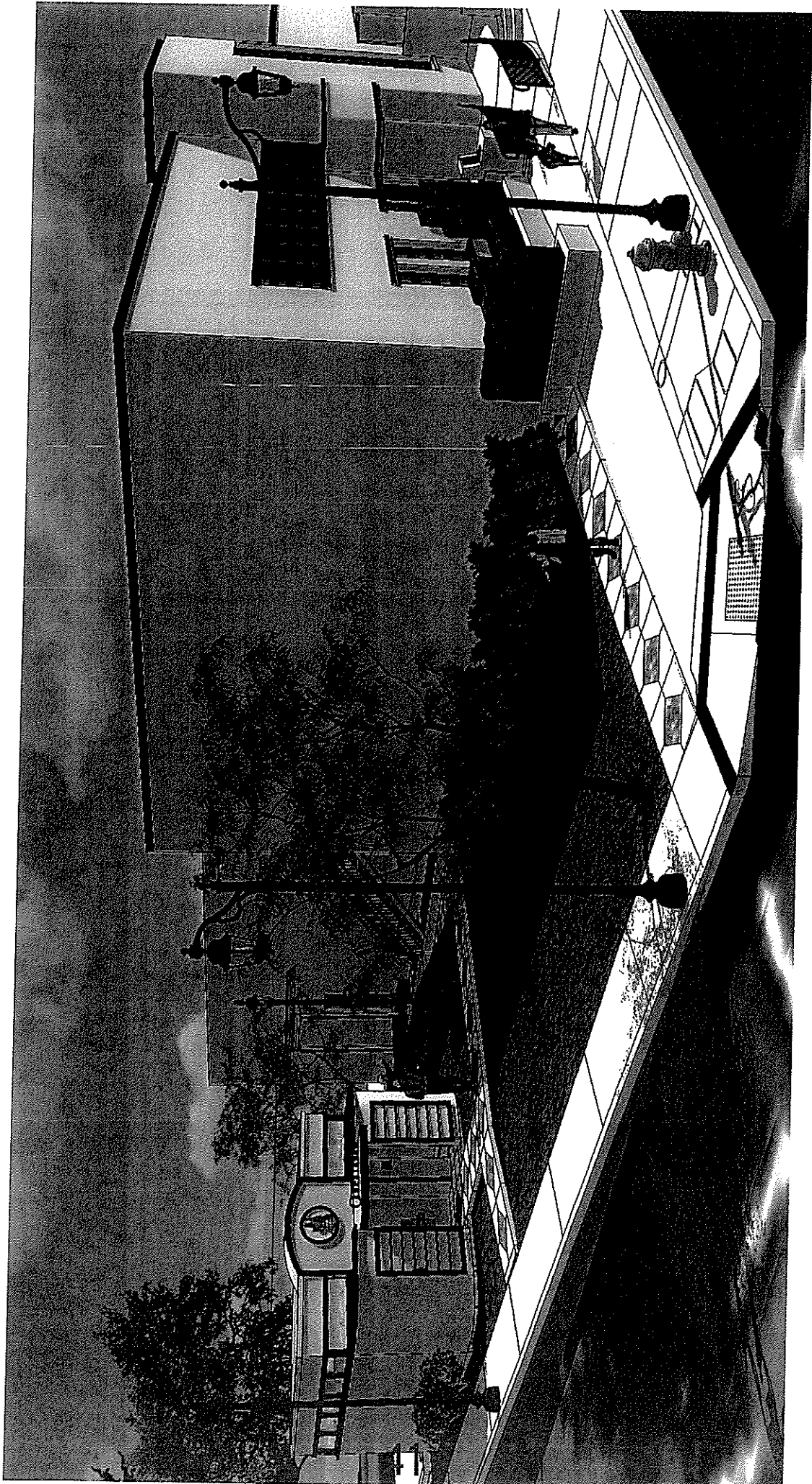
View looking west from Lewis Street



View looking west from the parking lot off Lewis Street

ATTACHMENT 6 A1





ATTACHMENT 7

EXHIBITS

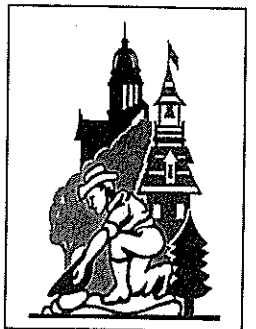


EXHIBIT A

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-13 CENTRAL SQUARE RESTROOM & PARK (1101 HIGH STREET) – FILE HDR 13-08

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of October 15, 2013 to consider a request for Historic Design Review Permit for property located at 1101 High Street - File HDR 13-08.

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the October 15, 2013 meeting.
2. Staff presentation at the public hearing held on October 15, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 (New Construction or Conversion of Small Structures)
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 1101 High Street (File HDR 13-08) subject to the following conditions:

A. PLANNING:

1. The project is approved subject to **Exhibit C** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **October 15, 2013**. This project is approved for a period of one year and shall expire on **October 15, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. The final color selection shall be consistent with the Color Materials Board, which colors shall be from the Historic Color Palette supplied by paint companies such as Benjamin Moore, Kelly-Moore, Sherwin-Williams and others.

4. Prior to final inspection, the applicant shall obtain the shall provide will-serve letters from the agencies/service providers to the Public Works Department and comply with their requirements.
5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT:

1. Prior to construction, the applicant shall obtain the requisite Building Permit from the City of Auburn, Building Division.

C. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. All improvements shall be designed and constructed to current City of Auburn Standards.
2. An erosion and sediment control plan shall accompany the building plans and shall include, but not be limited to, the following:
 - a. All disturbed soil surfaces, including graded areas, cuts and fills, shall be stabilized and re-vegetated before October 15 of each year.
 - b. Sediment traps and catchment basins shall be installed prior to October 15 of each year.
 - c. Drainage and storm water runoff control systems and their components shall be designed to fit the hydraulic conditions of the full development and have full flow capacity plus an adequate factor of safety.
 - d. Drainage and storm water runoff control systems and their components shall be designed and constructed to minimize erosion.
 - e. Straw bale dikes or filter fabric barriers shall be located downslope of all disturbed areas. These barriers shall be constructed prior to any site grading and shall remain in place and be maintained until the project landscaping or other improvements are established.

- f. Topsoil may be stockpiled on site and reused for landscaped areas. Stockpiles shall be stabilized during the rainy season (October 15 to May 1) in accordance with the aforementioned criteria.
- 3. If artifacts, exotic rock or unusual amounts of shell or bone are uncovered during the construction of any improvements, work shall stop in that area immediately and a qualified cultural resource specialist shall be contracted to evaluate the deposit. If bone is found that may be human, state law requires the same actions plus notifying the County Coroner and the Native American Heritage Commission, Sacramento.
- 4. All construction activities shall be limited to the hours as allowed by Title IX, Chapter 93 of the Auburn Municipal Code as follows:
 - a. The performance of any construction, alteration or repair activities which require the issuance of any building, grading, or other permit shall occur only during the following hours:
 - i. Monday through Friday: 7:00 a.m. to 6:00 p.m. for the period of June 1 through September 30 of each year; the permissible hours for masonry and roofing work shall be from 6:00 a.m. to 6:00 p.m.;
 - ii. Saturdays: 9:00 a.m. to 5:00 p.m.;
 - b. Sundays and observed holidays: 10:00 a.m. to 6:00 p.m.
 - i. Any noise from the above activities, including from any equipment, shall not produce noise levels in excess of the following:
 - ii. Saturdays: 80 dba when measured at a distance of twenty-five (25') feet;
 - iii. Sundays and observed holidays: 70 dba when measured at a distance of twenty-five (25') feet.
 - c. The Building Official may grant a permit for building activities during other time periods for emergency work or extreme hardship. "Emergency work" shall mean work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger. Any permit issued by the Building Official shall be of specified limited duration and shall be subject to any conditions necessary to limit or minimize the effect of any noise.
- 6. The applicant shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

C. FIRE DEPARTMENT CONDITIONS

Plan Submittal and Permit

- 1. Plans shall be submitted to the fire department for approval prior to any work on the project.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves Historic Design Review, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED, APPROVED AND ADOPTED this 15th day of October, 2013.

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

9403 STATE SERIES**SPECIFICATIONS****GENERAL**

The 9403TF State series is a historical four-sided fixture. It consists of a decorative cast curved roof, a cast cage with acrylic lenses and a lift hinge access door and/or hinged roof for relamping. The roof shall be appointed with a decorative cast finial.

POST FITTER

The fitter or base shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an inside diameter opening to fit a 3" diameter pole or tenon. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST

The ballast shall be remote mounted in the base of the pole, pole shaft, arm or ballast box. The 9403BB and 9403TFBB shall have an integral ballast compartment. The ballast housing shall be heavy wall cast aluminum, 356 alloy for high tensile strength. The housing shall be an integral part of the fixture and cast in one piece to ensure a water-tight compartment. The ballast shall be attached to the ballast housing to ensure high capacity heat sinking of ballast temperatures, keeping the ballast cooler and ensuring long life. The ballast shall be mounted on a pull out door for easy ballast maintenance.

ELECTRICAL

Fixture shall be U.L. or E.T.L. listed in U.S. and Canada. H.I.D. ballasts shall be high power factor with lamp starting down to -30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps. Ballasts shall be DOE EISA compliant.

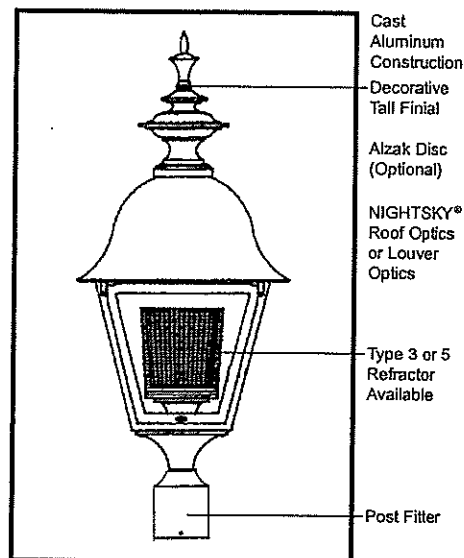
FIXTURE HOUSING

The 9403 fixture shall be 15 1/2" wide and the overall height shall be 36". It shall be made of heavy wall cast aluminum, 356 alloy and lenses shall be made of vandal resistant acrylic, available in clear (CA), clear seeded (CSA), clear textured (CTA), prismatic (PA), and white (WA) acrylic. The fixture cage shall be cast in one piece. The Model 9403 shall be appointed with a cast square cupola house and roof finial. The Model 9403TF shall be appointed with a decorative cast 6" diameter tall finial. The Model 9403 cage shall have a closed bottom. The Model 9403FB shall have a four legged open cage bottom.

OPTICAL OPTIONS

Refractors shall be 6" diameter borosilicate glass with an I.E.S. Type 3 (RE3G) or Type 5 (RE5G) distribution. It shall be secured to the socket stem with 3/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

The NIGHTSKY® OPTI-SHIELD® Louver Optic System (LO-S) shall be a multi-tier reflector



EPA = 2.15 (ft³)
WEIGHT = 19 LBS

RECEIVE

SEP 25 2013

COMMUNITY DEVELOPM
CITY OF AUBURN

LIST NO.
9403 STATE
SERIES

7-11

(Continued on back page)

4200 AUGUSTA SERIES

SPECIFICATIONS

GENERAL

The ____ft tall* decorative post shall be aluminum, one-piece construction. The 17" diameter cast aluminum fluted base shall be constructed with a ____ inch diameter aluminum shaft. The model shall be Sternberg Lighting #4200 or #4200R for candy cane poles. The pole shall be U.L. or E.T.L. listed in U.S. and Canada.

CONSTRUCTION

The base shall be designed with twelve curved flutes and teardrop decorations and be made of heavy wall, 356 alloy cast aluminum. It shall have a 3/4" thick floor cast as an integral part of the base. The shaft shall be double circumferentially welded internally and externally to the base for added strength.

____ The **smooth tapered shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

____ The **smooth straight shaft** shall be made of ASTM 6063 extruded aluminum and tempered to a T6 condition.

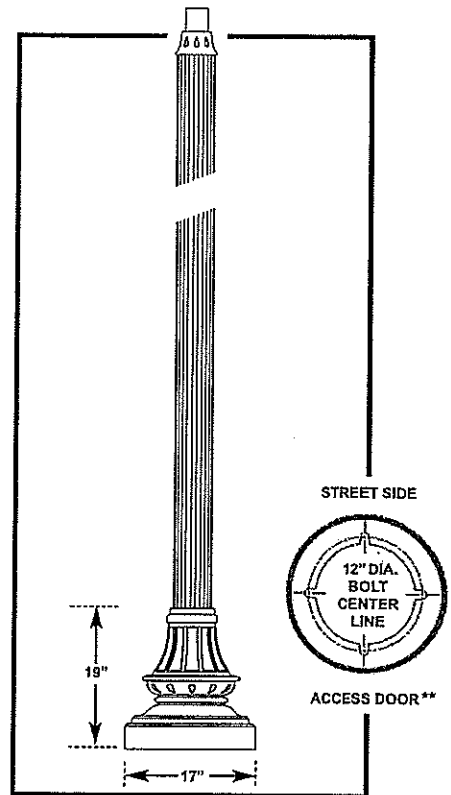
____ The **straight fluted shaft** shall be made of ASTM 6061 extruded aluminum and tempered to a T6 condition. It shall have a decorative fluted 3" O.D. tenon.

____ The **tapered fluted shaft** shall be made of heavy wall, 356 alloy cast aluminum.

INSTALLATION

Four 1/2" diameter, hot-dipped galvanized "L" type anchor bolts shall be provided with the post for anchorage. A door shall be provided for wiring and anchor bolt access. It shall be secured with tamper proof, stainless steel hardware. Post will be provided with a grounding stud mounted on the base floor opposite the access door.

Indicate the type of shaft needed (above)



**See installation template for exact door position. Bolt circle dimensions may change on taller poles.

Cast Aluminum-Extruded Poles		17" Diameter Base x 19" High		
4"-3" OD 42 ____' T4 08' 10' 12' 14'	5"-3" OD 42 ____' T5 08' 10' 12' 14' 16'	4" OD 42 ____' FP4 08' 10' 12' 14"	5" OD 42 ____' FP5 08' 10' 12' 14' 16'	5"-3" OD 42 ____' TFP5 08' 10' 12' 14'
SMOOTH TAPERED SHAFT	SMOOTH TAPERED SHAFT	†STRAIGHT FLUTED SHAFT	†STRAIGHT FLUTED SHAFT	TAPERED FLUTED SHAFT
SMOOTH STRAIGHT SHAFT AVAILABLE SPECIFY AS: 4" OD 42 ____' P4	†SMOOTH STRAIGHT SHAFT AVAILABLE SPECIFY AS: 5" OD 42 ____' P5			

*For candy cane poles insert ____AG ft (feet - above grade height). See diagram on reverse side.

† Tenon not supplied if fixture or arm slips shaft O.D.

4200 AUGUSTA SERIES

POSTS / OPTIONS / POST CAPS

BUILDING A PART NUMBER

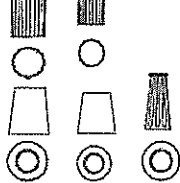
Straight Poles

MODEL / HEIGHT / SHAFT	POST CAP CENTER	OPTIONS	FINISH
42 12 FP4	BCC	FH	BK

Part Number Selections

MODEL	HEIGHT	SHAFT
• 42	• 08' • 09' • 10' • 12' • 14' • 16'	• T4: 4"-3" Tapered Smooth* • T5: 5"-3" Tapered Smooth • P4: 4" Straight Smooth • P5: 5" Straight Smooth • FP4: 4" Straight Fluted* • FP5: 5" Straight Fluted • TFP5: 5"-3" Tapered Fluted**

FP5 - 5" FP4 - 4"



* Maximum recommended height 14"
** Available in 9', 10', 12', 14'

OPTIONS AVAILABLE

- GFI • SBAR • PCD
- GFB • DSPA • SH
- FH • DHPA • SB
- SBA • PA478 • WHK
- DBA
- DB Direct Burial • HB Helix Burial

Candy Cane Poles

MODEL / HEIGHT / SHAFT	HEIGHT ABOVE GRADE	OPTIONS	FINISH
42 00 RT4	12 AG		BK

Part Number Selections

MODEL	HEIGHT	SHAFT	ABOVE GRADE
• 42	• 00	• RT4: 4"-3" Tapered Smooth • RT5: 5"-3" Tapered Smooth • RP4: 4" Straight Smooth • RP5: 5" Straight Smooth • RFP4: 4" Straight Fluted • RFP5: 5" Straight Fluted • RTFP5: 5"-3" Tapered Fluted**	• 08' AG • 10' AG • 11' AG • 12' AG • 13' AG • 14' AG • 15' AG • 16' AG

** Available in 11', 12', 14', 16', AG

POST CENTER CAP (If Required)

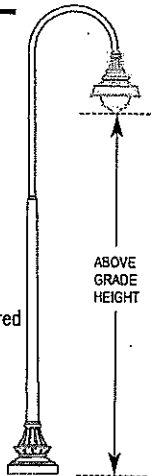
FINISHES STANDARD

- BKT Black Textured
- BK Black
- VG Verde Green
- PGT Park Green Textured
- PG Park Green
- ABZT Architectural Medium Bronze Textured
- ABZ Architectural Medium Bronze
- SI Swedish Iron
- DBT Dark Bronze Textured
- DB Dark Bronze

- OWGT Old World Gray Textured
- OWG Old World Gray

FINISHES CUSTOM

- WHT White Textured
- WH White
- CV Copper Vein
- WBK Weathered Black
- WBR Weathered Brown
- CD Cedar
- RT Rust
- OI Old Iron
- TT Two Tone
- CM Custom Match



OPTIONS AVAILABLE

See Accessories Section for more options and information

	GFI - Ground Fault Interrupter mounts in the pole		SBAR-Single Banner Arm and Ring		PCD - Photo Control mounts on door on pole
	GFB - Ground Fault Breaker <i>inside</i> base		DSPA-Double Stepped Planter Arms mount on either side		SH - Speaker Hub for mounting speaker, floodlight or signal
	FH - Flag Pole Holder mounts on the pole		DHPA-Double Hooked Planter Arms mount on either side		SB - Sign Bracket mounts on pole to hold signs
	SBA - Single Banner Arm mounts on the pole		PA478-Decorative Planter Arms with planter rings		WHK - Wreath Hook mounts on pole to hold decorations
	DBA - Double Banner Arms mount on same side of the pole				

POST CENTER CAPS (If Required)



BCC- Ball Center Cap



FCC- Finial Center Cap



SCC- Spiked Center Cap



TFCC- Tall Finial Center Cap



SSCC- Side Spiked Center Cap

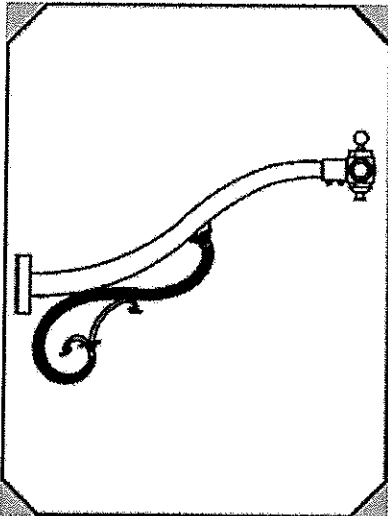
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LIGHTING

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SEARCH

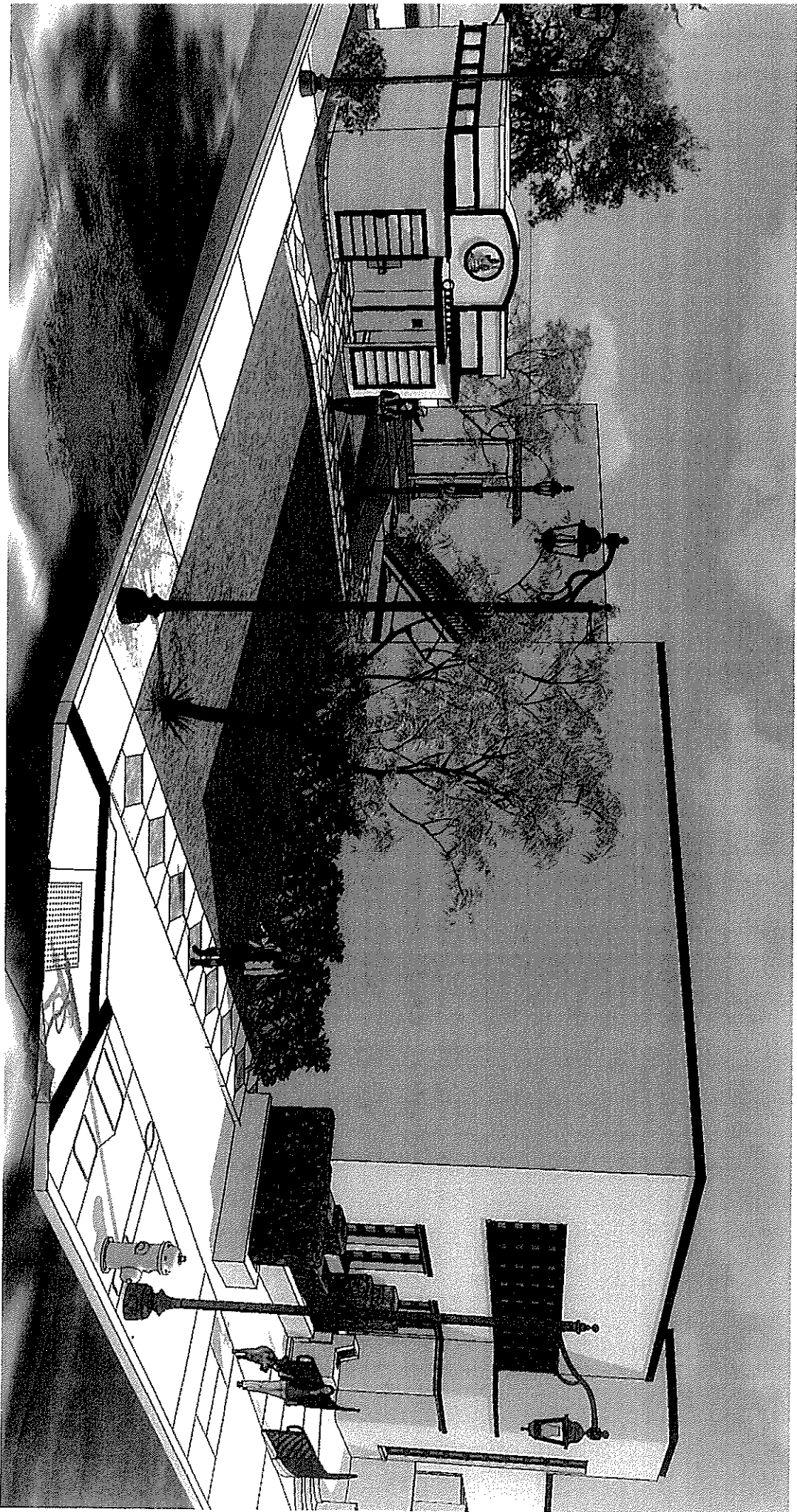


ROADWAY ARMS

[HOME](#)[ABOUT US](#)[PRODUCTS](#)[PROJECTS](#)[LEARNING CTR](#)[SUPPORT](#)[WHAT'S NEW](#)[SALES REPS](#)[CONTACT](#)[CLICK HERE TO SEE OTHER INSTALLATIONS](#)Copyright 2013 [Sternberg Lighting](#). All Rights Reserved.**BRACKET - CAF**

Roadway style arm for downlight fixtures.
Available in varying lengths of 4', 6' and 8'.

Specification Downloads[CAD Drawing](#)[Site Map](#)



ATTACHMENT 7

